

LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

Volume 5 | Technical Appendices

CFA17 | Offchurch and Cubbington

Impact assessment tables (CH-003-017)

Cultural heritage

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Department
for Transport

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Appendix CH-003-017

Environmental topic:	Cultural heritage	CH
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1 Introduction

1.1 Structure of the cultural heritage appendices

1.1.1 The cultural heritage appendices for the Offchurch and Cubbington community forum area (CFA17) comprise:

- Appendix CH-001-017 – Baseline report;
- Appendix CH-002-017 – Gazetteer of heritage assets;
- Appendix CH-003-017 – Impact assessment table (this appendix); and
- Appendix CH-004-017 – Survey reports.

1.1.2 Maps referred to throughout the cultural heritage appendices are contained in the Volume 5 cultural heritage map book.

1.2 Impact assessment

1.2.1 Table 1 presents information on the impacts on all identified heritage assets and the likely resultant environmental effects, taking into account agreed mitigation measures. Details on the assignment of values and the assessment of the scale of impacts are set out in the Scope and Methodology Report (Volume 5: Appendix CT-001-000/1) and the Scope and Methodology Report Addendum (Volume 5: Appendix CT-001-000/2).

Table 1: Impact assessment for CFA017

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
OFC001	Longhole Bridge	None	Moderate	<p>During construction the existing rural setting of the bridge and its visual relationships with the canal will be affected by major construction activity and the presence of construction compounds and material storage areas. This will result in a temporary medium adverse impact.</p> <p>The Proposed Scheme will cross over the canal on a large viaduct close to the bridge. There will be large embankments to the north of the bridge. Approaches to and from the bridge will also be affected. These developments will considerably alter the rural setting of the bridge and its relationships to the canal and historic route network.</p>	Temporary high adverse Permanent medium adverse	Temporary major adverse Permanent moderate adverse	Trains will be clearly visible on the Longhole viaduct from the bridge; there will also be highly elevated noise levels at the bridge. These changes would later the rural setting and character of the bridge. This would result in a high adverse impact. There would also be high adverse permanent construction impact. The combined permanent construction and operational impacts would adversely alter key characteristics of the setting of this asset, resulting in a high adverse impact.	High adverse	Major adverse
OFC002	Ridgeway Lane	None	Low	<p>Construction activity will temporarily sever the lane and disrupt the rural nature of its setting along a reasonable short length. Part of the significance of the asset is its continuity within a rural landscape This will result in a temporary medium adverse impact.</p> <p>The lane, which fossilises a historic routeway, will be subject to a small diversion but will remain fully navigable and will retain its relationship with the Longhole bridge. The presence of the constructed scheme will however alter the existing rural setting of a short stretch of the route.</p>	Temporary medium adverse Permanent minor adverse	Temporary minor adverse Permanent negligible adverse	<p>Trains will be clearly visible on the Longhole viaduct from a stretch of the lane and there will be locally elevated noise levels. These changes would alter the rural setting and character of a short stretch of the route. This would result in a low adverse impact.</p> <p>There would also be medium adverse permanent construction impact. The combined permanent construction and operational impacts would adversely alter key characteristics of the setting of this asset, resulting in a medium adverse impact.</p>	Medium	Minor adverse
OFC003	Buildings between Print Farm and Welsh Road Farm	None	Low	<p>During construction the open rural setting of the structures, which is part of their significance as ancillary farm structures / former farmstead, will be degraded by construction activity. This will result in a medium adverse impact.</p> <p>Once completed, the Proposed Scheme's scheme large embankments to the south will change the rural character of the asset's setting and sever it form related assets to the south.</p>	Temporary medium adverse Permanent moderate adverse	Temporary minor adverse Permanent minor adverse	Once operational there will be notable changes in noise levels. Trains will also be visible on embankments although largely screened by false cutting and planting. Operational changes would result in a low adverse impact. The combined permanent construction and operational impacts would adversely alter some characteristics of the setting of this asset, resulting in a medium adverse impact.	Medium	Minor adverse
OFC004	Grand Union Canal	None	Moderate	<p>During construction the existing rural setting of a stretch of the canal will be affected by major construction activity and the presence of construction compounds and material storage areas. This will result in a temporary medium adverse impact.</p> <p>Once constructed the scheme will cross the canal on a large viaduct, this will alter the setting of a short stretch of the canal but will not have a considerable affect on the canal's wider rural context and setting.</p>	Temporary low adverse Permanent low adverse	Temporary minor adverse Permanent low adverse	<p>Trains will be visible on the Longhole viaduct and there will be a stretch of the canal that will experience elevated noise levels. The operation of the scheme will locally affect the rural setting of the canal resulting in a low adverse impact</p> <p>The combined permanent construction and operational impacts would have localised affects on the setting of this asset, resulting in a low adverse impact.</p>	Low	Minor adverse

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
OFCoo6	Bunkers Hill Farm	None	Low	The Proposed Scheme would be visible on embankment in easterly views form the farm complex, this would slightly alter the current open and largely rural views from the around the complex. Locally undulating ground will restrict views. The Proposed Scheme would not considerably degrade the rural setting of the property or overly affect its significance.	Low adverse	Negligible	Very limited impacts to setting due to visibility of trains on the viaduct, no substantive noise impacts. Minimal adverse impact due to the operation of the scheme. The combined permanent construction and operational changes would have very limited impact on the setting of this asset, resulting in a low adverse impact.	Low	Minor adverse
OFCoo7	Welsh Road Farm	None	Low	<p>During construction the quiet rural setting of this farm complex will be affected by construction activity. This will result in a temporary medium adverse impact.</p> <p>The farm is set within a semi-open post enclosure fieldscape. This will be locally severed by the proposed scheme. The embankments approximately 100m to the north east of the farm will also affect its visual relationships with the wider rural landscape.</p>	<p>Temporary medium adverse</p> <p>Permanent moderate adverse</p>	<p>Temporary minor adverse</p> <p>Permanent minor adverse</p>	Trains will be partly visible on the Longhole railway whilst planting matures. Noise levels will increase. These changes to the rural setting and character of the farm will result in a medium adverse impact. The combined permanent construction and operational impacts will adversely alter characteristics of the setting of this asset, resulting in a medium adverse impact.	Medium	Minor adverse
OFCoo8	Brickyard Cottages (south of Springhill Cottages)	None	Low	The Proposed Scheme will alter the rural setting of the complex resulting in a slight degradation of its significance as a group of isolated rural cottages. The Proposed Scheme is however largely in cutting as it passes the area and the building will be partly shielded by hedges along both sides of the road. The will therefore be limited direct visual impacts.	Low adverse	Minor adverse	The operation of the scheme will not result in significant changes in noise levels at the asset, although there may be slight changes in the environs of the buildings. Trains will not be particularly visible in views out form the asset. The operation of the Proposed Scheme will result in a low adverse impact. The combined permanent construction and operational impacts will alter characteristics of the setting of this asset, resulting in a medium adverse impact.	Medium	Minor adverse
OFCoo9	Burnt Heath Farm cropmark	None	Low	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	None	None
OFCo10	Burnt Heath Farm (south side of road)	None	Low	The older and more significant buildings within the complex lie approximately 250m from the proposed Scheme which will run in deep cutting at this point. The Proposed Scheme will remove aspects of the wider rural landscape and also affect the adjacent properties gardens / water area; all of which form part of its domestic setting.	Medium adverse	Minor adverse	There will be a minor increase in. This would result in a low adverse impact. There would be a medium adverse construction impact. The combined permanent construction and operational impacts would result in a minor adverse effect.	Medium	Minor adverse
OFCo11	Snowford Anglo Saxon cemetery	None	Moderate	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo12	Fosse Way Roman road	None	Moderate	The construction of the mainline and excavation of cuttings will entail the removal of approximately 100m section of the line of the Fosse Way. This will result in the removal of known buried archaeological deposits and will affect the integrity of this linear asset.	High adverse	Major adverse	No impact on significance.	No change	Neutral
OFCo13	Fosseway Cottage	None	Low	Asset will lie over 700m from the edge of the constructed scheme. Minor alterations to long distance views from the asset will not affect its significance.	No change	Neutral	No impact on significance.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
OFCo14	Fosseway Cottage cropmarks	None	Low	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo15	Fosse Way hedgerow	None	Moderate	Approximately 200m of the hedgerow will be removed to allow the construction of the mainline and its associated earthworks. The addition of a roundabout and works to the road to the south of the mainline will result in additional loss of the hedgerow.	Medium adverse	Moderate adverse	No impact on significance.	No change	Neutral
OFCo16	Railway cropmarks	None	Low	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo17	Fosse Farm	None	Low	During construction land to the south of the asset will be utilised for compounds and material storage. This will temporarily alter the open rural setting of the asset, temporarily affecting its significance. Medium adverse impact. The Proposed Scheme once constructed will lie in deep cutting over 650m from the asset. There will be no material visual impact on eth setting of the asset.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo18	Dismantled railway	None	Low	The Proposed Scheme will cut tangentially across the line of the dismantled railway. The dismantled railway lies in cutting at this point and the Proposed Scheme will cut through and under this. A bridge will retain the linear integrity of the dismantled railway.	Low adverse	Minor adverse	There will be very localised changes in noise levels and visual impacts. These will not affect the significance of the dismantled railway	No change	Neutral
OFCo19	Hunningham railway bridge	Listed Grade II*	High	The Proposed Scheme will have no impact on the significance of the asset.	No change	Neutral	No impact	No change	Neutral
OFCo20	Snowford Farmhouse	Listed Grade II	Moderate	The Proposed Scheme will have no impact on the significance of the asset.	No change	Neutral	No impact	No change	Neutral
OFCo21	Offchurch Bury	Listed Grade II* and II	High	The Proposed Scheme will have no impact on the significance of the asset.	No change	Neutral	No impact	No change	Neutral
OFCo22	Offchurch Conservation Area and historic settlement	Conservation Area	Moderate	Easterly views across open countryside from the higher buildings within the conservation area and from its edges will be altered slightly by the Proposed Scheme. The extensive landscape earthworks incorporated into the design of the Proposed Scheme lessen its visual impact on the settlement.	Low	Minor adverse	No impact.	No change	Neutral
OFCo23	Offchurch earthwork enclosures	None	Low	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo24	Manor Farm, Offchurch, shrunken medieval settlement	None	Moderate	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
OFCo25	Manor Farm	None	Low	The complex is located on relatively flat, low-lying meadow land between the settlement of Offchurch (OFCo22) and the Proposed Scheme. The Proposed Scheme will lie in cutting over 400m to the south-easterly of the asset but towards the north and north-east the Proposed Scheme will exit the cutting and run on embankment. The extensive landscape earthworks incorporated into the design of the Proposed Scheme lessen its visual impact on the asset. There will be a degree of change to the existing rural setting of the asset, which will affect its significance.	Medium adverse	Minor adverse	There will not be notable increases in noise levels at the asset but the scheme will be audible in its environs. The cutting and landscape earthworks will limit visibility of the operational scheme. Overall the Proposed Scheme will have a low adverse impact resulting from its operation. The combined permanent construction and operational impacts will adversely alter characteristics of the setting of this asset, resulting in a medium adverse impact.	Medium	Minor adverse
OFCo26	Ham Barn	Listed Grade II	Moderate	The Proposed Scheme lies over 800m from the asset. There will be a limited degree of visibility but this will have no impact on the significance of the asset.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo27	Valley Fields ridge and furrow	None	Low	Construction of the mainline, associated embankments and temporary construction works will result in the removal of a substantial portion of the asset.	High adverse	Moderate adverse	No impact on significance.	No change	Neutral
OFCo28	Fields Farm cropmarks south	None	Moderate	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo29	Fields Farm cropmarks north	None	Moderate	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo30	Fields Farm	None	Low	The complex will be situated approximately 200m from the Proposed Scheme which will run on embankments to the south-west. An auto-transformer station for the Proposed Scheme will be sited approximately 400m south-south-east of the farm. The farm is relatively exposed with little screening. The Proposed Scheme will change the existing rural setting of the farm and degrade its surrounding post enclosure landscape.	High adverse	Moderate adverse	Trains will be glimpsed on the embankments to the south-west. The complex will also experience increases in noise levels. The operation of the Proposed Scheme will change the quiet rural setting of the asset, resulting in a high adverse impact. There would also be high adverse permanent construction impact. The combined permanent construction and operational impacts would adversely alter key characteristics of the setting of this asset, resulting in a high adverse impact.	High	Moderate adverse
OFCo31	Buildings to north-west of Fields Farm	None	Low	<p>During construction of the scheme the current rural setting of the buildings, which contributes to their significance as vernacular agricultural buildings, would be considerably altered by construction activity in its immediate visit. This would result in a temporary medium adverse impact.</p> <p>Once constructed, the base of landscape mitigation earthworks for the Proposed Scheme would be located approximately 50m south of the asset. These earthworks will lessen visual impacts but the Proposed Scheme will still transform the setting of the assets, resulting in a degradation of its significance.</p>	Temporary high adverse Permanent medium adverse	Temporary moderate adverse Permanent minor adverse	Noise levels at and around the asset will rise following commencement of operations and trains will be visible, particularly whilst planting matures. This will result in a medium adverse impact. There would also be high adverse permanent construction impact. The combined permanent construction and operational impacts would adversely alter key characteristics of the setting of this asset, resulting in a high adverse impact.	High	Moderate adverse
OFCo32	Ford Farmhouse	Listed Grade II	Moderate	The Proposed Scheme will have no impact on the significance of the asset.	No change	Neutral	No impact	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
OFCo33	Ham Farm	Listed Grade II	Moderate	The house and stables are set within open fields and although they are some distance from the Proposed Scheme there will be views towards it including of a viaduct. This will slightly change the currently predominately rural setting of the asset, which contributes to and reflects its significance as a farm building; it will not however considerably change its setting.	Low adverse	Minor adverse	There will be views of trains as they cross the viaduct and the there will be very limited changes in noise in the wider environs of the farm. Operational affects will be result in a minimal adverse impact. There would also be low adverse permanent construction impact. The combined permanent construction and operational impacts would resulting in a low adverse impact.	Low adverse	Minor adverse
OFCo34	False Coventry/Hunningham Lighting Decoy Site	None	Low	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	None	None
OFCo35	Lower Grange	None	Low	<p>A new access roadway will be constructed adjacent to the asset. Activity associated with this and the construction of the Proposed Scheme approximately 400m away will have a temporary affect on the rural setting of this asset. Its setting contributes to its significance as a group of vernacular agricultural buildings. Construction would result in a temporary medium adverse impact.</p> <p>The Proposed Scheme will, once constructed, change the rural setting of the agricultural buildings. Views to the north east will look towards embankments some 400m away affecting the rural character of the asset and its relationships with the local fieldscape.</p>	<p>Temporary medium adverse</p> <p>Permanent low adverse</p>	<p>Temporary minor adverse</p> <p>Permanent minor adverse</p>	<p>Trains will be visible on the embankment to the north-east. The asset will experience an increase in noise levels of. This will result in a medium adverse impact</p> <p>The combined permanent construction and operational impacts would adversely the rural nature of the setting of the complex, resulting in a medium adverse impact</p>	Medium adverse	Minor adverse
OFCo36	Lower Grange ridge and furrow	None	Low	Removal or partial removal of a very small area of the asset, including possible buried archaeological deposits.	Low	Minor adverse		No change	Neutral
OFCo37	Cubbington/Weston-under-Wetherley parish boundary	None	Moderate	The hedge will be partly removed to allow construction of a cutting at the entrance to the retained cutting at Cubbington Woods. This will entail the removal of a small (approximately 70m) length of this linear asset.	Low	Minor adverse	No impact on significance.	None	None
OFCo38	Weston Mill and bridge	None	Low	The asset is not within the land required for the construction of the Proposed Scheme. The development will not affect the significance of the asset.	No change	Neutral	No impact on significance.	None	None
OFCo40	Buildings within Hunningham historic core	Listed Grade II	Moderate	The buildings within the Hunningham historic core are separated from the Proposed Scheme by ground undulations, planting and other landscape features so that the Proposed Scheme would not affect their settings.	No change	Neutral	The distance of the assets from the Proposed Scheme, as well as the built-up nature of the area around the assets and the intervening topography of the land prevents operational impacts of the Proposed Scheme on these assets.	No change	Neutral
OFCo40	Hunningham Old Hall	Listed Grade II	Moderate	The Old Hall is separated from the Proposed Scheme by ground undulations, planting and other landscape features so that the Proposed Scheme will not affect its setting.	No change	Neutral	The distance of the assets from the Proposed Scheme, as well as the built-up nature of the area around the assets and the intervening topography of the land prevents operational impacts of the Proposed Scheme on these assets.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
OFCo40	Hunningham bridge	Listed Grade II	Moderate	Hunningham Bridge is separated from the Proposed Scheme by ground undulations, planting and other landscape features so that the Proposed Scheme will not affect its setting.	No change	Neutral	The distance of the assets from the Proposed Scheme, as well as the built-up nature of the area around the assets and the intervening topography of the land prevents operational impacts of the Proposed Scheme on these assets.	No change	Neutral
OFCo40	Church of St. Margaret, Hunningham.	Listed Grade II	Moderate	The church is separated from the Proposed Scheme by ground undulations, planting and other landscape features so that the Proposed Scheme will not affect its setting.	No change	Neutral	The distance of the assets from the Proposed Scheme, as well as the built-up nature of the area around the assets and the intervening topography of the land prevents operational impacts of the Proposed Scheme on these assets.	No change	Neutral
OFCo40	Hall Farmhouse	Listed Grade II	Moderate	Hall Farmhouse is separated from the Proposed Scheme by ground undulations, planting and other landscape features so that the Proposed Scheme will not affect its setting.	No change	Neutral	The distance of the assets from the Proposed Scheme, as well as the built-up nature of the area around the assets and the intervening topography of the land prevents operational impacts of the Proposed Scheme on these assets.	No change	Neutral
OFCo41	Bytham River	None	High	Removal or partial removal of known buried archaeological deposits associated with the River Bytham These deposits will be encountered during construction of the deep cuttings required at the northern end of the area.	High adverse	Major adverse	No impact.	No change	Neutral
OFCo42	Cubbington Primary School ridge and furrow	None	Low	The asset is not within the land required for the Proposed Scheme. The development does not, therefore, affect the significance of the asset.	No change	Neutral	As there is no evidence of above-ground remains, operation of the Proposed Scheme is not considered to have an impact on this asset.	No change	Neutral
OFCo43	Cubbington Conservation Area and historic settlement area	Conservation Area	Moderate	The Conservation Area largely has an inward focus and the key views are within the CA rather than away from it. The Proposed Scheme will be not be visible from the historic core, being screened by topography and by later, not significant, buildings which make up the majority of the modern settlement. The presence of the line will not affect the setting and significance of the asset.	No change	Neutral	No impact.	No change	Neutral
OFCo44	Mill Lane ridge and furrow	None	Low	The asset is not within the land required for the Proposed Scheme. The development does not, therefore, affect the significance of the asset.	No change	None	No impact on significance.	No change	Neutral
OFCo45	South/North Cubbington Woods	Ancient woodland	High	The construction of the Proposed Scheme will require the partial removal of the ancient woodland. The woodland will be cut though at the southern end by a new retained cutting, this will entail the loss of part of the woodland and its associated archaeological features.	High adverse	Major adverse	The railway and trains will be within the wood and will be visible from the edge of the woodland. Noise levels will be raised, particularly in the southern part. The increase noise would result in a medium adverse impact due to eh degradation of the woodlands character. The combined permanent construction and operational impacts would result in a high adverse impact.	High	Major adverse
OFCo46	Weston Wood	Ancient woodland	High	Proposed Scheme will not physically affect the wood or alter its setting	No change	Neutral	No impact on significance.	No change	Neutral
OFCo47	Rugby Road ridge and furrow	None	Low	Removal or partial removal of known buried archaeological deposits.	High adverse	Moderate adverse	As there is no evidence of above-ground remains, operation of the Proposed Scheme is not considered to have an impact on this asset.	No change	Neutral

Unique ID	Name	Designation	Value	Construction impacts			Operation impacts		
				Nature of impact including mitigation	Scale of impact	Effect	Nature of impact including mitigation	Scale of impact	Effect
OFCo48	Coventry Road ridge and furrow	None	Low	The asset is not within the land required for the Proposed Scheme. The development does not, therefore, affect the significance of the asset.	No change	None	As there is no evidence of above-ground remains, operation of the Proposed Scheme is not considered to have an impact on this asset.	No change	Neutral
OFCo49	Weston-under-Wetherley Historic Settlement	Listed Grade I and II	High	The distance of the asset from the Proposed Scheme, along with intervening topography and existing woodland means that the Proposed Scheme will not alter the asset's setting.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo51	Weston Hall and pigeon cote	Listed Grade II	Moderate	The distance of the asset from the Proposed Scheme, along with intervening topography and existing woodland means that the Proposed Scheme will not alter the asset's setting.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo52	New House Farmhouse	Listed Grade II	Moderate	The distance of the asset from the Proposed Scheme, along with intervening topography and existing woodland means that the Proposed Scheme will not alter the asset's setting.	No change	Neutral	No impact on significance.	No change	Neutral
OFCo53	Cubbington/Stoneleigh parish boundary	None	Moderate	Partial removal of sections of important hedgerows along historic parish boundaries. This will include an approximately 100m wide section required for the construction of the mainline and a new cutting.	Medium adverse	Moderate adverse	No impact on significance.	No change	Neutral
OFCo54	Ridge and furrow south-east of Cubbington Hall Farm	None	Low	Removal or partial removal of known buried archaeological deposits.	High adverse	Moderate adverse	No impacts	No change	Neutral
OFCo55	Barley Stud Farm ridge-and-furrow	None	Low	Removal or partial removal of known archaeological deposits	High adverse	Moderate adverse	No impacts	No change	Neutral
OFCo56	Print Farm ridge-and-furrow	None	Low	The asset is not within the land required for the Proposed Scheme. The development does not, therefore, affect the significance of the asset	No change	Neutral	No impacts	No change	Neutral